

THIRTY (30) DAY NOTICE

Notice of Intent to Not Renew Lease Agreement Contract
(Non-Renewal / A.R.S. § 33-1375)

Posted and mailed via certified U.S. mail on 1/14/2022
Return receipt requested: 7020316000064927997
Served by Darryl Shiflet

DATE: 1/12/2022

TO: Lawrence Hardin
12447 N. 28th Drive #I-132
Phoenix, AZ 85029

FROM: Banyantree Apartment
12435 N 28th Drive,
Phoenix, AZ 85029

NOTICE IS HEREBY PROVIDED to the above-addressed party that said party, as tenant pursuant to a residential lease agreement contract between the addressee and the sender, is residing at the community pursuant to a lease agreement that expires on 2/28/2022.

NOTICE IS FURTHER PROVIDED that Management and/or Owner has elected to terminate your tenancy by not renewing the lease agreement contract. This notice is sent to the above-addressed party, pursuant to A.R.S. § 33-1375, to advise you that you must vacate the subject premises no later than 2/28/2022.

NOTICE IS FURTHER PROVIDED that in the event that you fail to vacate the premises by the expiration of your lease agreement as described above, Management and/or Owner will immediately commence an action in Special/Forcible Detainer to seek an award of possession of the premises and any damages pursuant to your lease agreement, including, but not limited to, return of any concession granted at the commencement of the lease agreement.

NOTICE IS FURTHER PROVIDED that if you fail to surrender possession by this above-described date, Management and/or Owner may seek wrongful holdover damages against you. Pursuant to A.R.S. § 33-1375(C), the damages that may be sought against you include an amount equal to not more than two (2) months of periodic rent or twice the actual damages sustained by Management and/or Owner, whichever sum is greater.

NOTICE IS FURTHER PROVIDED that you should contact Management and/or Owner to make appropriate arrangements prior to the last date of your tenancy for your move-out inspection of the premises.

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under the laws of your State, territory, locality, or tribal area, or under Federal law.

- Learn the steps you should take now:
- Visit www.cfpb.gov/eviction Or call a housing counselor at 800-569-4287.

Marlena Leyva

Agent for Management and/or Owner